



A beautifully extended and modernised home

The Firs, Baskerville Lane, Shiplake, Oxfordshire, RG9 3JY

Freehold



Entrance hall • sitting room • study • playroom • kitchen/ dining room • family room • utility room • cloakroom • 6 bedrooms (3 en suite) • family bathroom • garage driveway parking • private garden

Directions

From Henley-on-Thames follow the signs for Reading (A4155). At the Shiplake war memorial, turn left to Lower Shiplake (Station Road). Take the first right into Crowsley Road and then the second right in to Baskerville Lane. The Firs can be found about halfway down the road on the right.

Situation

Positioned off a quiet road in the popular Thameside village of Shiplake, with local amenities including a village shop, butcher, garage and popular pub/restaurant The Baskerville. Shiplake station gives mainline access via Twyford or Reading to London Paddington. Henley-on-Thames, Marlow and Reading offer comprehensive range of shopping, leisure and recreational facilities.

The area is well served for schools, including Reading Blue Coat, Shiplake College, The Abbey School and Queen Anne's.

The nearby countryside offers miles of extensive walking and riding with the Thames Path close by and there are boating facilities on the River Thames.

Description

The Firs is an extended and refurbished 6 bedroom family home that offers flexible living space. A large entrance hall provides access to three reception rooms, all enjoying underfloor heating.

There is a study / gym and playroom that overlook the front. The sitting room features an open fireplace and a pair of French doors onto a rear patio. The kitchen / dining room is fitted with a range of wall and base units and is open to the family room overlooking the garden. There is a separate utility room with access to the integral garage and downstairs cloakroom.

On the first floor there is a principal bedroom suite, with feature vaulted ceiling, en suite bathroom and dressing area. There are 2 further bedrooms with en suite shower rooms, a family bathroom and 3 further bedrooms. All the bathrooms enjoy underfloor heating and heated towel rails. Throughout the house there is CAT 5 wiring.





Outside

The property is approached over a gravel driveway which provides space for several vehicles and access to a large integral garage.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

The rear garden is an excellent size with a large paved patio perfect for alfresco dining that leads to an expansive lawn. The garden is private with a variety of mature trees and shrubs adding to the private secluded feel. In total the property sits on a plot of just over 0.25 acre.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

All mains services are connected. In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

Local authority

South Oxfordshire District Council



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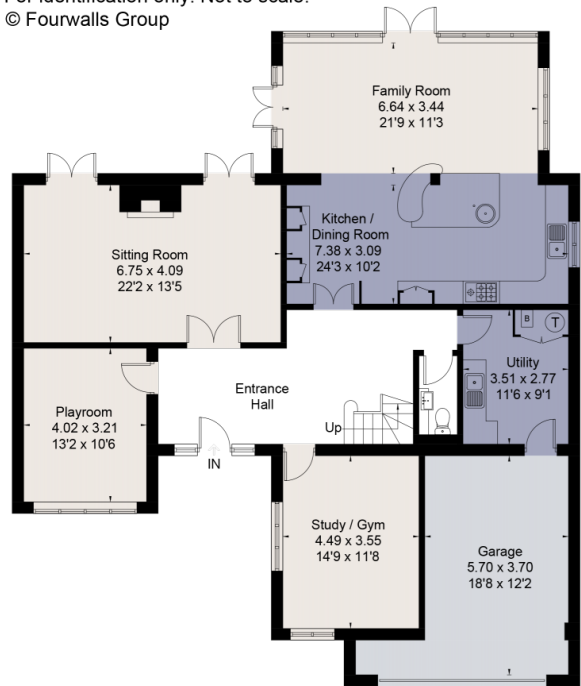


savills

savills.co.uk

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Approximate Area = 283.9 sq m / 3056 sq ft
Garage = 23.1 sq m / 249 sq ft
Total = 307 sq m / 3305 sq ft
Including Limited Use Area (6.4 sq m / 69 sq ft)
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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